



COUNCIL DISTRICT 2 PLAN IMPLEMENTATION COMMITTEE MEETING
Fresno City Hall Room 3078, Third Floor-North, 2600 Fresno Street, Fresno CA 93721-3604

AGENDA

MONDAY, December 7, 2015- 5:30 P.M.

1. ROLL CALL

Members: Rose Hendry, David Rodriguez, Bill Scott, Jas Singh, Julie Benevedes, Linnea Feath

Interim Staff Liaison: Ralph Kachadourian, Supervising Planner, Development Services Division

2. APPROVAL OF AGENDA AND MEETING ACTION AGENDA

a. Action Agenda for September 28, 2015

3. COMMITTEE BUSINESS

4. PROJECT REVIEW – New Matters (*click http links for each projects documents*)

a) ABCUP for Pieology in Fig Garden Village

Conditional Use Permit Application No. C-15-140-ABCUP was filed by Steve Rawlings of Alcoholic Beverage Consulting, on behalf of Pieology Fig Garden LP, and pertains to ±2,000 square feet of tenant space within the ±23.72 acre Fig Garden Village Shopping Center located on the northeast corner of North Palm and West Shaw Avenues. The applicant requests authorization to establish a State of California Alcoholic Beverage Control Type 41 alcohol license (*Restaurant – sale of beer and wine for consumption on or off the premises where sold*) for the Pieology Pizzeria Restaurant. The property is zoned C-3 (*Regional Shopping Center*).

APN: 417-220-26

ZONING: C-3

ADDRESS: 5068 North Palm Avenue

<http://m3.fresno.gov/upload/files/59576615/C15140electronicrouting.pdf>

b) ABCUP for Pieology in the Marketplace at El Paseo

Conditional Use Permit Application No. C-15-139-ABCUP was filed by Steve Rawlings of Alcoholic Beverage Consulting, on behalf of Pieology El Paseo LP, and pertains to ±0.72 acre of property within The Marketplace at El Paseo Shopping Center located on the southwesterly corner of West Herndon Avenue and North Riverside Drive. The applicant requests authorization to establish a State of California Alcoholic Beverage Control Type 41 alcohol license (*Restaurant – sale of beer and wine for consumption on or off the premises where sold*) for the Pieology Pizzeria Restaurant. The property is zoned C-3/UGM (*Regional Shopping Center/Urban Growth Management*).

APN: 504-091-54

ZONING: C-3/UGM

ADDRESS: 6709 North Riverside Drive, Suite 103

<http://m3.fresno.gov/upload/files/109890600/C15139electronicrouting.pdf>

c) **Drive-Through Lane proposal for re-establishment of the Starbucks Coffee at its former site on the northeast corner of North Marks & West Herndon Avenues**

Conditional Use Permit Application No. C-15-162 was filed by Michael Thomason of MCJ Investments and pertains to ±0.86 acre of property located on the northeast corner of West Herndon and North Marks Avenues. The applicant seeks to reestablish a Starbucks Coffee Store in the vacant portion of the existing 6,600 square-foot commercial retail building at the Shops at Herndon Business Park. The applicant proposes minor modifications to the northeast corner of the building to accommodate a drive-through service window for the Starbucks store. The property is zoned C-P/EA/cz (*Administrative and Professional Office/Expressway Area Overlay/conditions of zoning*). (Director's Classification No. DC-15-007 has been filed concurrently with the conditional use permit application)

APN: 500-211-33

ZONING: C-P/EA/cz

ADDRESS: 7010 North Marks Avenue

<http://m3.fresno.gov/upload/files/68649836/C15162electronicrouting.pdf>

5. STAFF INFORMATIONAL REPORT

Informational Item Only: Conceptual site plan layout for a proposed commercial development on 8.5-acres at the southeast corner of North Brawley and West Herndon Avenues. The project will consist of a 19k sqft Tractor Supply Store with a 10K sqft fenced outdoor display area; a 12K sqft tire store/shop; a 17K sqft national retail drug store; and a 7,800 sqft building with drive through lane.

6. PUBLIC COMMENTS

7. UNSCHEDULED MATTERS

Unscheduled matters are items added to the agenda without the required 72-hour legal notice requirement. These items may be discussed but official action may not be taken until legal notices are given as required by law.

8. ADJOURNMENT